

006.A

0003

0026.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

980,800 / 980,800

980,800 / 980,800

980,800 / 980,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LAKE ST, ARLINGTON

OWNERSHIP

Owner 1:	LIVAK KENNETH J & CLARE M	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	26 LAKE ST UNIT 2		

Street 2:	
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	GREENSIGN LLC -
Owner 2:	-
Street 1:	659 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 2415 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7255																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								314036
								GIS Ref
								GIS Ref
								Insp Date
								06/27/18

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID			USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	5504					
2020	102	FV	962,500	3300	.	965,800	965,800	965,800	Year End Roll	12/18/2019	Prior Id # 2:						
2019	102	FV	850,600	3300	.	853,900	853,900	853,900	Year End Roll	1/3/2019	Prior Id # 3:						
2018	102	FV	751,200	3300	.	754,500	754,500	754,500	Year End Roll	12/20/2017	Prior Id # 1:						
2017	102	FV	621,700	3300	.	625,000	625,000	625,000	Year End Roll	1/3/2017	Prior Id # 2:						
2016	102	FV	621,700	3300	.	625,000	625,000	625,000	Year End	1/4/2016	Prior Id # 3:						
2015	102	FV	564,500	3300	.	567,800	567,800	567,800	Year End Roll	12/11/2014	ASR Map:						
2014	102	FV	546,800	3300	.	550,100	550,100	550,100	Year End Roll	12/16/2013	Fact Dist:						

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
GREENSIGN LLC,	59536-435		7/17/2012		605,000	No	No									

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name			
6/27/2018										Measured		DGM	D Mann			
4/23/2013										NEW CONDO		BR	B Rossignol			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good			A Bath:	Rating:										
Sty Ht: 1H - 1 & 1/2 Sty				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 2 - Hip												RESIDENTIAL GRID							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir: D - AVGD				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average												Lvl 2							
Year Blt: 1923	Eff Yr Blt:			Condo Information				Lvl 1											
Alt LUC:		Alt %:		Location:				Lower											
Jurisdct:		Fact: .		Total Units:				Totals	RMs: 8	BRs: 4	Baths: 2	HB							
Const Mod:				Floor: M - Multi-Level												Un Sketched SubAreas: GLA: 2415,			
Lump Sum Adj:				% Own: 60.00000000															
INTERIOR INFORMATION				Name:															
Avg Ht/FL: STD																			
Prim Int Wall: 2 - Plaster																			
Sec Int Wall:		%																	
Partition: T - Typical																			
Prim Floors: 3 - Hardwood																			
Sec Floors:		%																	
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 006.A-0003-0026.2															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		120X10	A	AV	1923		27.50	T	40	102			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:					Total:	3,300									
REMODELING RES BREAKDOWN																			
Exterior:		No Unit	RMS	BRS	FL														
Interior:		1	8	4															
Additions:																			
Kitchen:																			
Baths:																			
Plumbing:																			
Electric:																			
Heating:																			
General:																			
CALC SUMMARY						COMPARABLE SALES													
Basic \$ / SQ: 295.00						Rate	Parcel ID	Typ	Date	Sale Price									
Size Adj.: 1.08478260																			
Const Adj.: 1.08878219																			
Adj \$ / SQ: 348.422																			
Other Features: 90000																			
Grade Factor: 1.00																			
NBHD Inf: 1.10000002																			
NBHD Mod:						WtAv\$/SQ:		AvRate:		Ind.Val									
LUC Factor: 1.00																			
Adj Total: 1024583						Juris. Factor:			Before Depr:	383.26									
Depreciation: 47131						Special Features:	0		Val/Su Net:	404.76									
Deprecated Total: 977453						Final Total:	977500		Val/Su SzAd:	404.76									
IMAGE AssessPro Patriot Properties, Inc																			
																			